



SANTA ROSA COUNTY DEVELOPMENT SERVICES

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

BECKIE CATO
Planning and Zoning Director
beckiec@santarosa.fl.gov

RHONDA C. ROYALS
Building Official
rhondar@santarosa.fl.gov

2017-CU-011

Project Name: N/A

**Applicant and/or
Property Owner:** George Huffman

Representative: N/A

Request 1: Conditional Use to allow the temporary use of a RV as a living quarters during the construction of a residence (LDC 6.04.04.C)

Request 2: Variance to reduce the rear setback from 25 feet to 21 feet to accommodate a single family residence. (LDC 6.05.07.I.4)

Zoning District: RR1 (Rural Residential Single Family)

Part I. General Information:

Project/Applicant:	George Huffman
Representative:	N/A
Location:	7980 Twin Lakes Drive, Milton, FL
Parcel(s):	18-1N-27-5530-00B00-0140
Zoned:	R1M (Mixed Residential Subdivision)
Request 1:	Conditional use to allow the temporary use of a RV as a living quarters during the construction of a residence. (LDC 6.04.04.C)
Request 2:	Variance to reduce the rear setback from 25 feet to 21 feet to accommodate a single family residence. (LDC 6.05.07.I.4)
District:	Commissioner District #2
Current Conditions:	Vacant – This is a code compliance case

Part II. Land Development Code Criteria:

6.04.04 Uses and Parking of Recreational Vehicles: As of the adoption date of this ordinance, the use of recreational vehicles as permanent living quarters is forbidden, except in duly licensed campgrounds and in P-2 districts. Unoccupied recreational vehicles may be stored in residential districts on the same lot as the principal residential structure. In addition, recreational vehicles may be used as temporary living quarters in accordance with the following:

C. Conditional Use may be granted for recreation vehicles to be temporarily used as living quarters during a construction project, in accordance with the following Conditional Use criteria:

1. For sites located in residential zones, the proposed use shall be used by the property owner during the construction of the primary residence.
2. For sites located in commercial and industrial zones, the use may be allowed for security purposes during a construction project, with the maximum number of occupants of the recreational vehicle being limited to two (2).
3. A permit is required for the temporary use of the recreational vehicle.
4. Only one (1) recreational vehicle can be located and used as a temporary living quarter per lot of record or project parcel.
5. An active building permit must be in place and construction must be actively underway.
6. The recreational vehicle must be located on private property in such a way as to not interfere with the use or enjoyment of any adjacent public or private property,
7. All waste must be disposed of in a lawful manner.

8. All electrical or utility connections to the recreational vehicle must be properly permitted.
9. Recreational vehicles used on properties located in flood zones must remain ready for immediate highway use.
10. The use of the recreational vehicle as a living quarter may in no case exceed 12 months and must cease with fourteen days of the issuance of the first certificate of occupancy.

Part III. Conditional Use Criteria

6.09.00 **CONDITIONAL USES**

6.09.01 **General Provisions Regulating Conditional Uses:** A conditional use shall be reviewed by the Zoning Board of Adjustment and a recommendation for approval made to the Board of County Commissioners provided the Board finds that the use:

A. Is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected;

Is this criterion met? Yes

Staff Analysis: It is anticipated that the proposed use will be designed, located, and operated so that the public health, safety, and welfare will be protected. The applicant is requesting to use a recreational vehicle as a temporary living quarters while a new home is being constructed.

This is a code compliance case.

B. Will not unduly adversely affect other property in the impacted area which it is located;

Is this criterion met? Yes

Staff Analysis: It is not anticipated that the proposed use will unduly or adversely affect other property in the impacted area in which it is located.

C. Is consistent with the Goals, Objectives, and Policies of the Santa Rosa County Comprehensive Plan;

Is this criterion met? Yes

Staff Analysis: According to the Santa Rosa County Future Land Use map, the subject area for the proposed Conditional Use is located within a SFR (Single Family Residential) land use category. The request is consistent with the Goals, Objectives, and Policies of the Santa Rosa Comprehensive Plan.

D. Satisfies criteria stipulated for similar uses as described in the following section.

6.04.04 Uses and Parking of Recreational Vehicles: As of the adoption date of this ordinance, the use of recreational vehicles as permanent living quarters is forbidden, except in duly licensed campgrounds and in P-2 districts. Unoccupied recreational vehicles may be stored in residential districts on the same lot as the principal residential structure. In addition, recreational vehicles may be used as temporary living quarters in accordance with the following:

C. Conditional Use may be granted for recreation vehicles to be temporarily used as living quarters during a construction project, in accordance with the following Conditional Use criteria:

1. For sites located in residential zones, the proposed use shall be used by the property owner during the construction of the primary residence.

Is this criterion met? Yes

Staff Analysis: The applicant has stated that the proposed use will be used by the property owner during the construction of a primary residence.

2. For sites located in commercial and industrial zones, the use may be allowed for security purposes during a construction project, with the maximum number of occupants of the recreational vehicle being limited to two (2).

Is this criterion met? N/A

Staff Analysis: The subject site is located within a residential zoning district.

3. A permit is required for the temporary use of the recreational vehicle.

Is this criterion met? Yes

Staff Analysis: The applicant is aware of the permit requirements and intends to comply with the requirements.

4. Only one (1) recreational vehicle can be located and used as a temporary living quarter per lot of record or project parcel.

Is this criterion met? Yes

Staff Analysis: Only one recreational vehicle will be located and used as temporary living quarters during the construction of the residence.

5. An active building permit must be in place and construction must be actively underway.

Is this criterion met? No

Staff Analysis: Building permits have not been issued for this property as of April 21, 2017.

6. The recreational vehicle must be located on private property in such a way as to not interfere with the use or enjoyment of any adjacent public or private property,

Is this criterion met? Yes

Staff Analysis: The recreational vehicle will be located on private property and in such a manner as to not interfere with the use and enjoyment of the adjacent private property and public roadways.

Part IV. Variance Criteria

2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES: The ZB shall have the following duties and powers:

B. No variances shall be authorized under this provision unless the Board finds that all of the following conditions exist:

1. The special circumstances or conditions applying to the building or land in question are peculiar to such property and do not apply generally to other land or buildings in the vicinity.

Is this criterion met? No

Staff Analysis: Staff has determined that there are no special circumstances regarding the land or building in question, and that this parcel does not possess unique qualities with respect to size or exceptional shallowness that are peculiar to such property and not to other lots within the area.

The applicant is seeking relief from the section of the Ordinance which regulates the placement of structures on a lot. The applicant is requesting a variance to reduce the rear setback from 25 feet to 21 feet to accommodate a single family residence.

The applicant intends to convert an existing accessory structure into a single family residence. The structure is 21 feet from the rear property line.

2. The variance is necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the applicant.

Is this criterion met? No

Staff Analysis: This variance request is not necessary for the preservation and enjoyment of a substantial property right and is merely a convenience to the property owner.

3. The authorization of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of Santa Rosa County.

Is this criterion met? Yes

Staff Analysis: It is not anticipated that the authorization of the Variance will impair an adequate supply of light and air to adjacent property, or unreasonably diminish or impair established property values within the surrounding area.

4. The variance will not impair the intent of the zoning ordinance or zoning district map.

Is this criterion met? No

Staff Analysis: If authorized, a variance without special circumstances would impair the intent of the zoning ordinance.

5. To permit the reduction of parking or loading requirements whenever the character or use of a building is such as to render unnecessary the full provision of parking or loading facilities as specified herein or whenever the strict enforcement of such provision would impose an unreasonable hardship as contrasted with merely granting an advantage or convenience.

Additionally, variances from access management connection standards may be granted where the effect of the variance would be to enhance the safety or operation of the roadway.

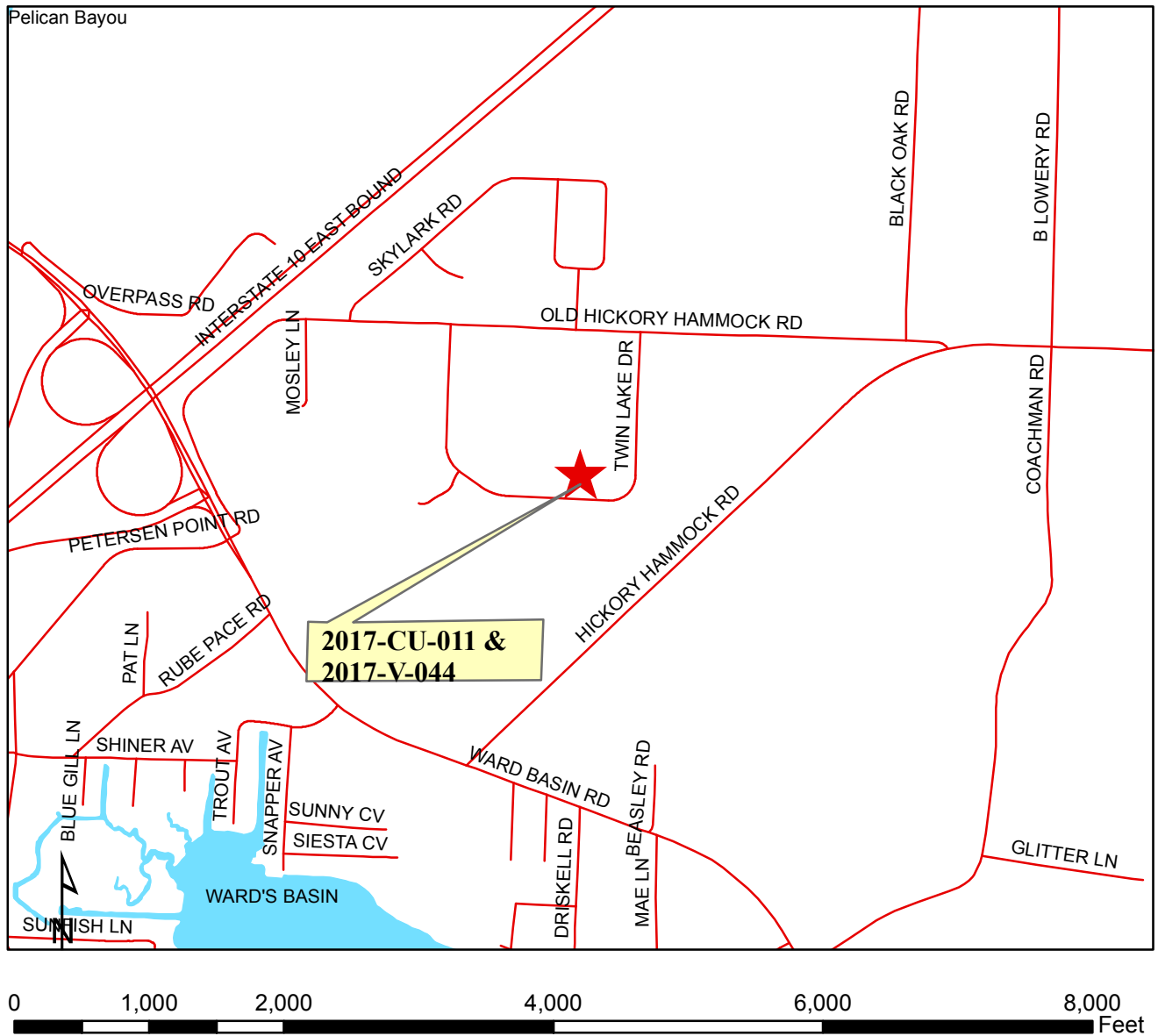
Is this criterion met? N/A

Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

If the Variance is approved, are there any potential building code issues?

It is not anticipated that there will be any potential building code issues.

2017-CU-011 & 2017-V-044 Location



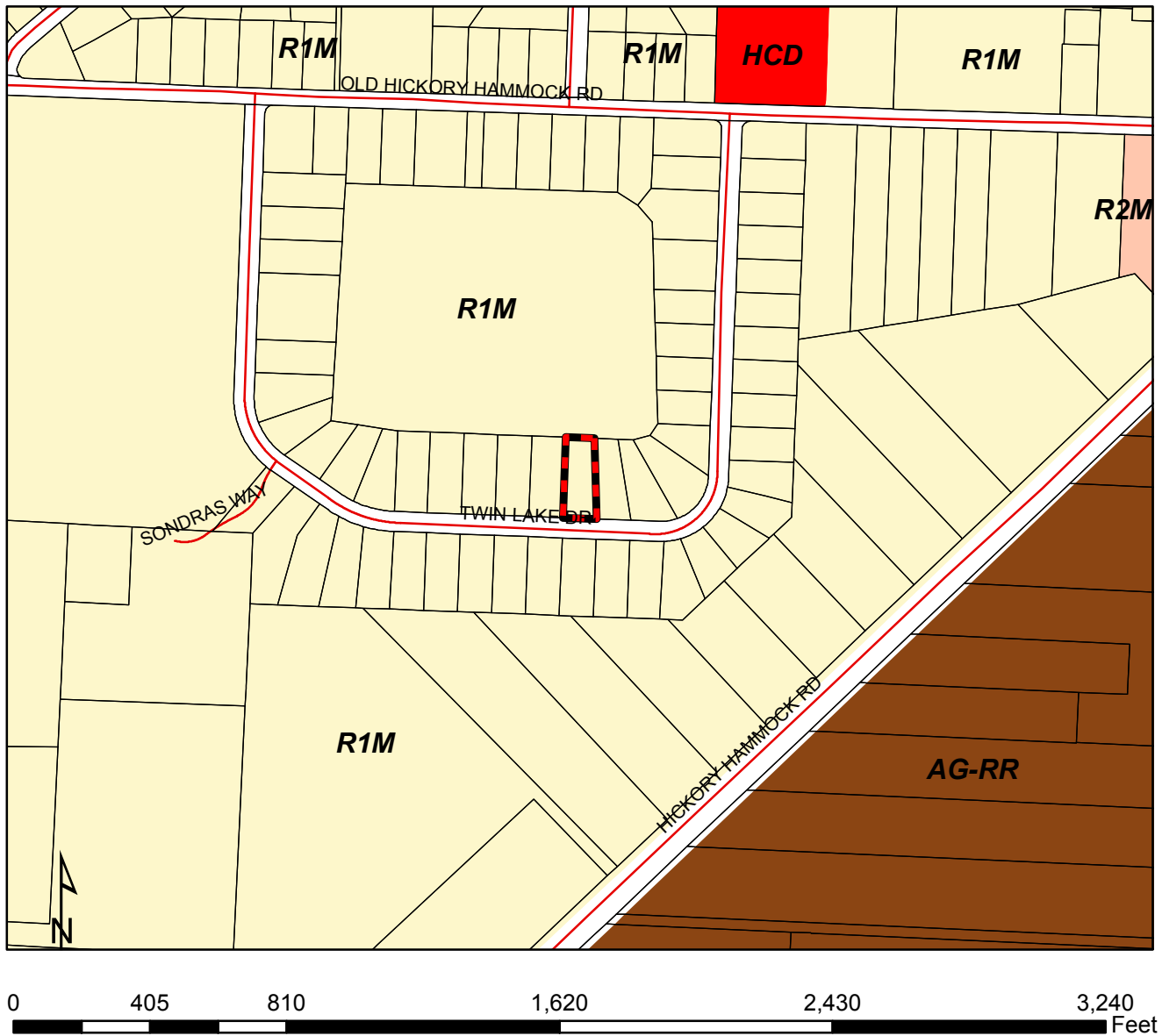
Legend

Disclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2017-CU-011 & 2017-V-044

Zoning



Legend



may_ZB

Zoning

DISTRICT

- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ

- HCD-HON
- HNB
- HR1
- HR2
- M1
- M1-APZ or CZ
- M1-HON
- M2
- M2-APZ or CZ
- MID
- MIL
- NB-C
- NB-CON/REC

- NB-HD
- NB-MD
- NB-MHD
- NB-PMUD
- NB-SF
- NB-U
- NC
- NC-APZ or CZ
- NC-HON
- P1
- P1-HON
- P2
- P2-APZ or CZ

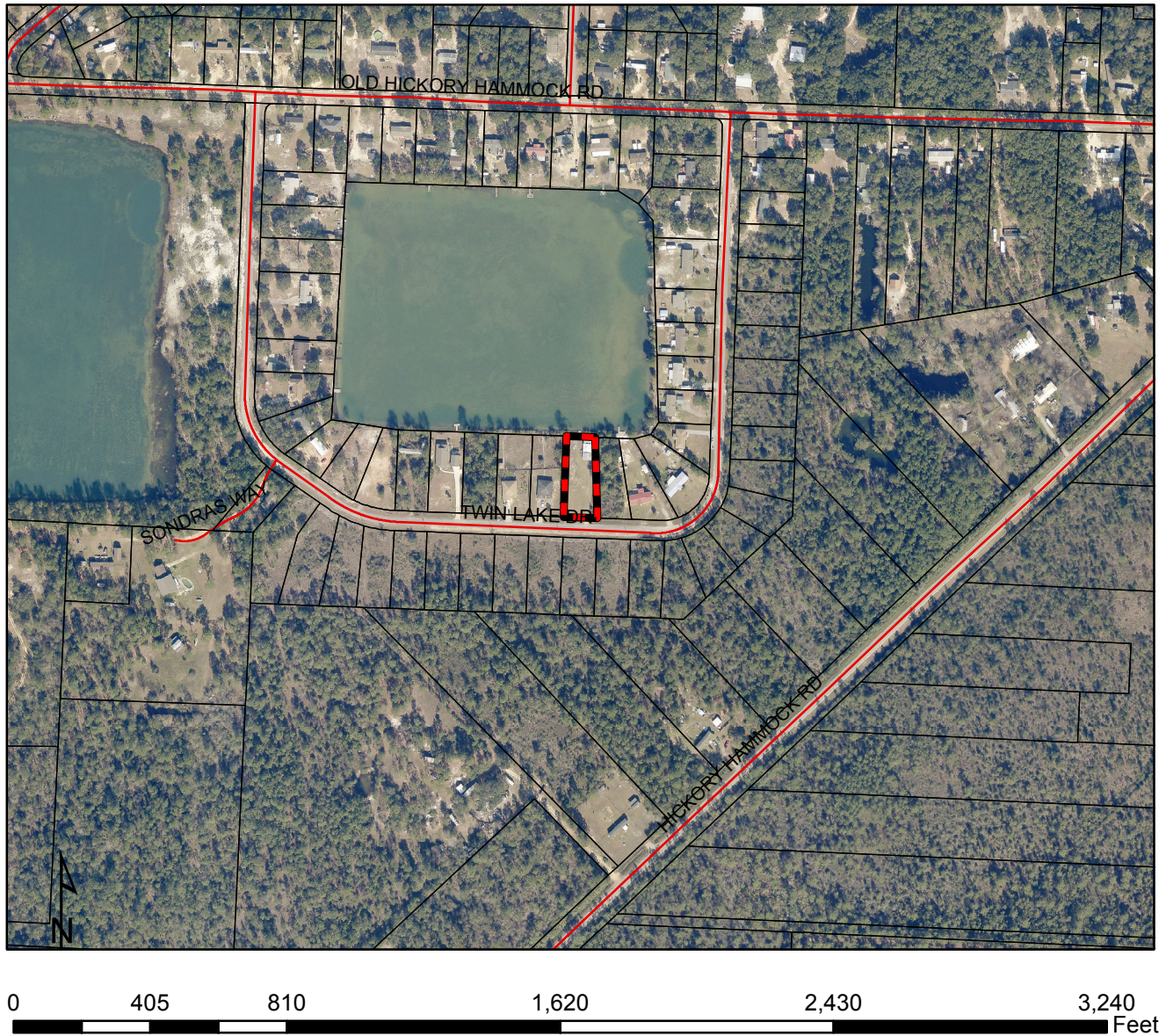
- P2-HON
- PBD
- PID
- PUD
- R1
- R1-APZ or CZ
- R1-HON
- R1A
- R1A-HON
- R1M
- R1M-APZ or CZ
- R1M-HON
- R2

- R2-APZ or CZ
- R2-HON
- R2M
- R2M-APZ or CZ
- R3
- RAIL
- RR1
- RR1-APZ or CZ
- STATE
- STATE-APZ or CZ
- TC1-HON
- WATER

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2017-CU-011 & 2017-V-044
2016 Aerials



Legend

 may_ZB

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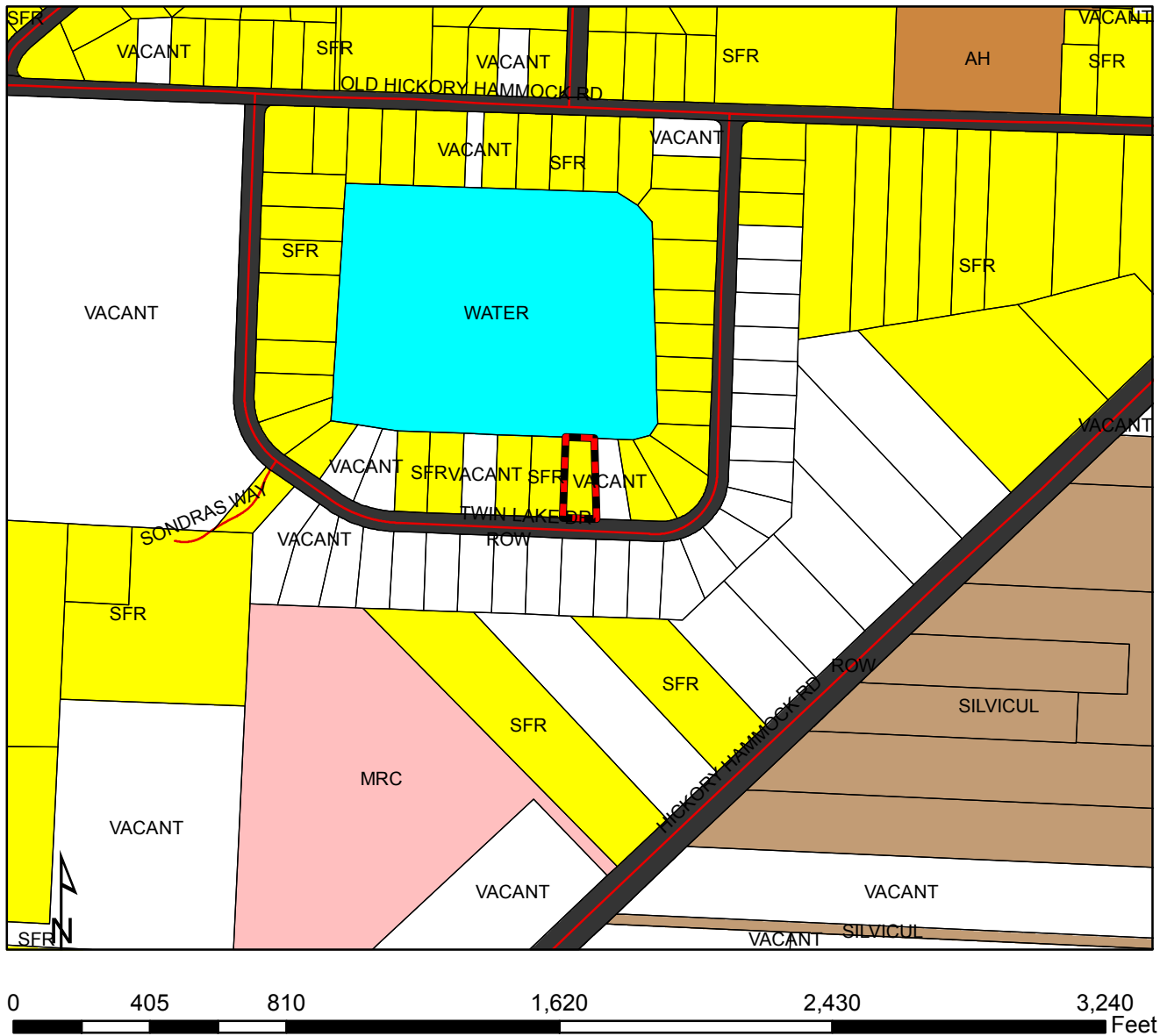
2017-CU-011 & 2017-V-044 Close Up Aerials



Legend
 may_ZB

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2017-CU-011 & 2017-V-044 Existing Land Use



Legend



Existing Land Use

Category

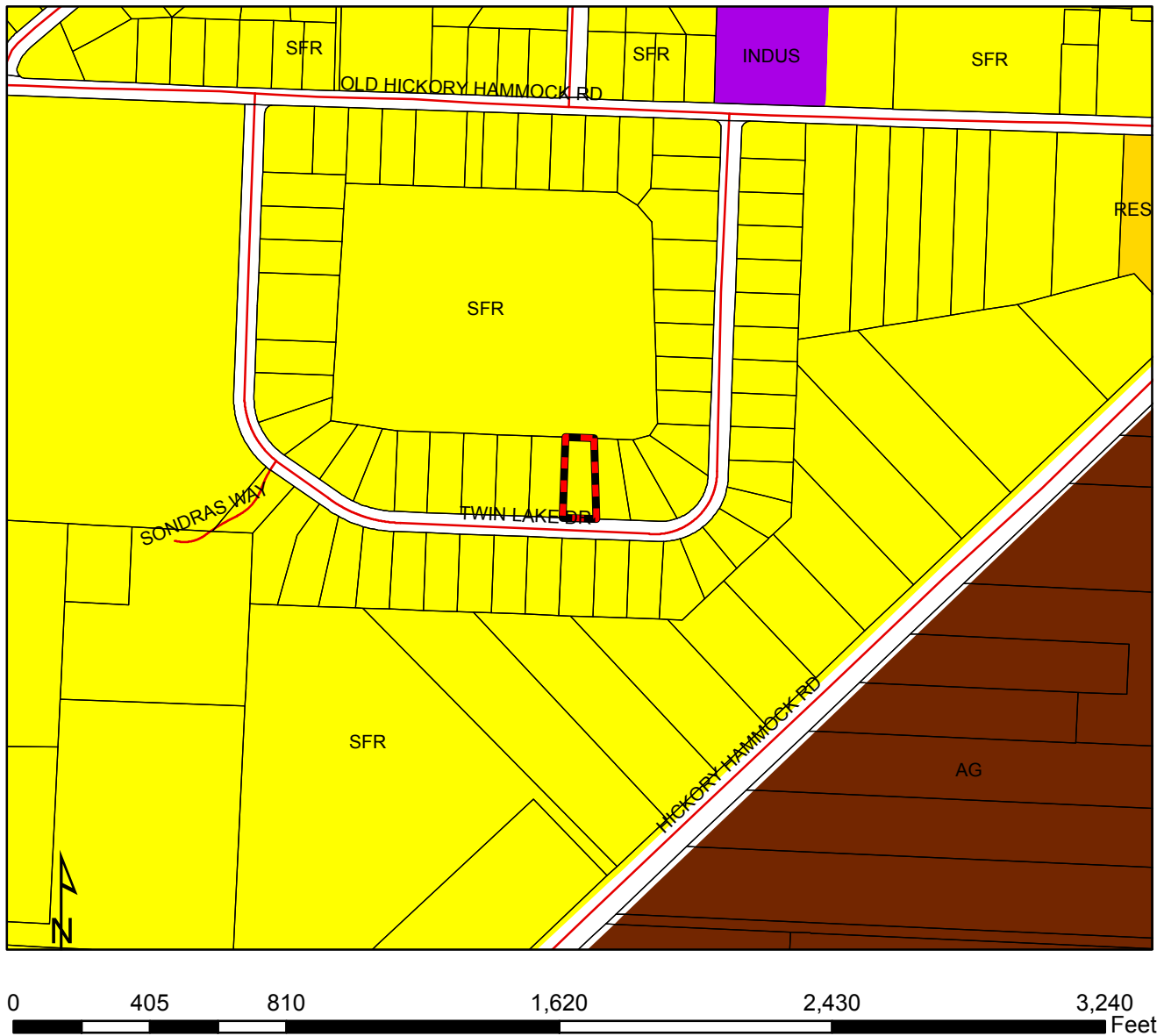
Agriculture (AG)	Institutional (INST)
Agriculture, Homestead (AH)	Multi-Family Residential (MFR <5)
Condo's/Townhomes (C/T)	Multi-Family Residential (MFR >5)
City	Military (MIL)
Commercial (COMM)	Mixed Residential/Commercial (MRC)
Industrial (INDUS)	Office
	Public Owned Property (POP)
	Rail
	Recreation/Commercial (REC/COMM)

Recreation/Open Space (REC/OS)
Right of Way (ROW)
Single Family Residential (SFR)
Silviculture (SILVICUL)
Uncategorized (UNCAT)
Utilities
Vacant
Water

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2017-CU-011 & 2017-V-044 Future Land Use



Legend

may_ZB	AGRICULTURE (AG)	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
SINGLE FAMILY RESIDENTIAL (SFR)	INDUSTRIAL (INDUS)	MARINA (MARINA)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
MEDIUM DENSITY RESIDENTIAL	MILITARY (MIL)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)	NAVARRE BEACH UTILITIES (NBU)
RESIDENTIAL (RES)	MIXED RESIDENTIAL COMMERCIAL (MRC)	CITY	RAIL
COMMERCIAL (COMM)	NAVARRE BEACH COMMERCIAL (NBCOMM)	WATER	
CONSERVATION/RECREATION (CON/REC)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)		
GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)		
GP RURAL RESIDENTIAL (GPRR)			

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Looking at the subject site.

1



Looking at the RV and accessory structure on the property.

2



Looking east, subject site is on our left.

3



Looking south, subject site is behind us.

4



Looking west, subject site is on our right.



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rhondar@santarosa.fl.gov

Conditional Use Application

*Application Instructions begin on Page 4

** For Official Use Only **	
Application No. <u>2017 -CU- 011</u>	Date Received: <u>3-17-17</u>
Review Fee: <u>235 + 31.28</u>	Receipt No.: <u>159</u>
Zoning District: <u>R1M</u>	Conditional Use Request: <u>6.09.02.</u>

Property Owner

± 0.49 VD#2
Property Owner Name: George Huffman

Address: 7980 Twin Lakes Drive
Milton FL

Phone: 850-377-3694 Fax: george.huffman

Email: george.huffman@gmail.com

Applicant

☒ Check here and skip this section if the applicant is the Property Owner. Otherwise, complete this section and provide authorization from the Property Owner giving the Applicant the authority to pursue conditional use approvals.

Company: _____

Contact Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Property Information

Parcel ID Number(s): _____

-OR-

Street Address of property for which the Conditional Use is requested:

7980 Twin Lake Drive, Milton, FL 32583

Parcel Size (acres): 18-1N-27-5530-00B00-0140

**Conditional
Use
Request**

Please describe the requested conditional use. Attach a site plan showing the proposed development in as much detail as necessary to demonstrate that your request meets the criteria found in Section 6.09.02 (attached).

Temporary use of an RV as while
constructing the residence.

**Conditional
Use
Criteria**

I understand that all decisions made by the Zoning Board of Adjustments are subject to appeal and that their decision does not become effective until the appeal time has successfully passed.

☒ Yes ☐ No

I understand that approval by the Zoning Board of Adjustments does not authorize construction and/or land clearing to occur on this site and that additional approvals and Building Permits may be required.

☒ Yes ☐ No

I understand that determinations by the Zoning Board of Adjustments are valid for 36 months.

☒ Yes ☐ No

Please read the attached conditional use information pertaining to your request and describe how your request meets the pertinent criteria. Attach additional sheets if necessary. _____

Certification and Authorization

By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.

Applicant Name (Type or Print)

George Hoffman
Applicant Signature

Title (if applicable)

3/17/17
Date



SANTA ROSA COUNTY DEVELOPMENT SERVICES

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

BECKIE CATO
Planning and Zoning Director
beckiec@santarosa.fl.gov

RHONDA C. ROYALS
Building Official
rhondar@santarosa.fl.gov

Variance Application

* Application Instructions begin on Page 3

** For Official Use Only **	
Application No. <u>2017-V-045</u>	Date Received: <u>3-17-17</u>
Review Fee: <u>on call</u>	Receipt No.: _____
Zoning District: <u>R1M</u>	FLUM Designation: <u>SFR</u>

±0.49 VA #2
Property Owner Property Owner Name: George Huffman
Address: 7980 Twin Lakes Dr.
Milton, FL
Phone: (850)-377-3694 Fax: _____
Email: georgehuffman@gmail.com

Applicant ☐ Check here and skip this section if the applicant is the Property Owner. Otherwise, complete this section and provide authorization from the Property Owner giving the Applicant the authority to pursue variance approvals.

Company: _____

Contact Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Property Information

Parcel ID Number(s): 18-1N-27-5530-00B00-0140
-OR-

Street Address of property for which the Variance is requested:

7980 Twin Lake Drive, Milton, FL 32583

**Variance
Request**

What is the present use of the property? _____

Please describe the requested variance, including exact dimensions and purpose of the variance.

Variance to reduce rear setback to accommodate
from 25 ft to 21 ft. to accommodate
a residence

Please describe the special circumstances or conditions that apply to the building or land in questions which necessitate the variance request.

Are the special conditions or circumstances described above the result of a proposed or prior action of the applicant? Yes _____ No ☒

Please explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship.

**Variance
Provisions
And
Criteria**

Do you currently have a Code Enforcement Violation which pertains to this Variance request?

☐ Yes ☒ No

I understand that all decisions made by the Zoning Board of Adjustment are subject to appeal and that their decision does not become effective until the appeal time has successfully passed.

☒ Yes ☐ No

I understand that approval by the Zoning Board of Adjustments does not authorize construction and/or land clearing to occur on this site and that additional approvals and Building Permits may be required.

☒ Yes ☐ No

I understand that determinations by the Zoning Board of Adjustment are valid for 36 months.

☒ Yes ☐ No

Certification and Authorization

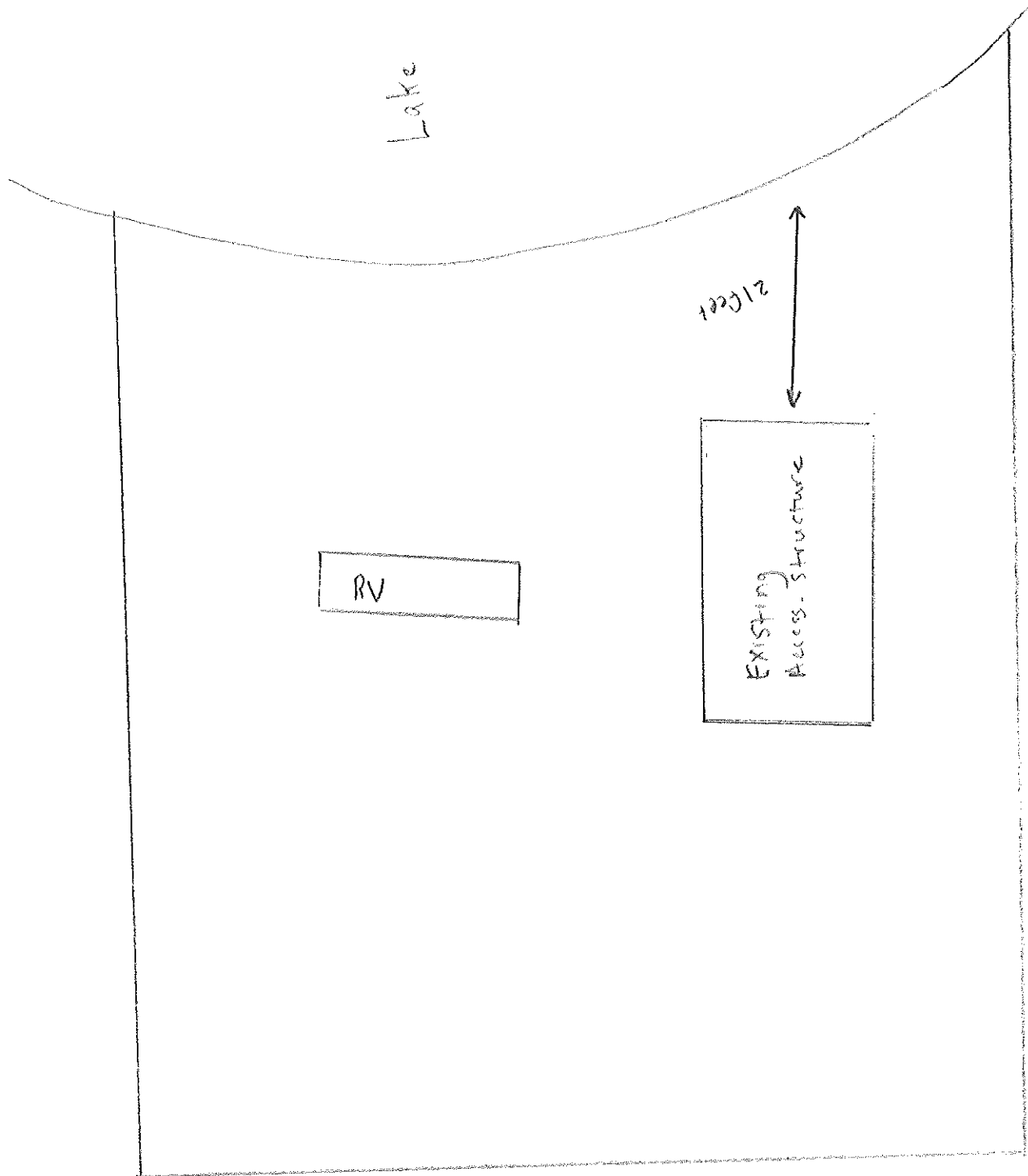
By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.

Applicant Name (Type or Print)

George Hoffman
Applicant Signature

Title (if applicable)

3/17/17
Date



Lake

21 feet

RV

Existing
Access Structure

← Twin Lake Rd. →

SOUTHERN SURVEYING, INC.

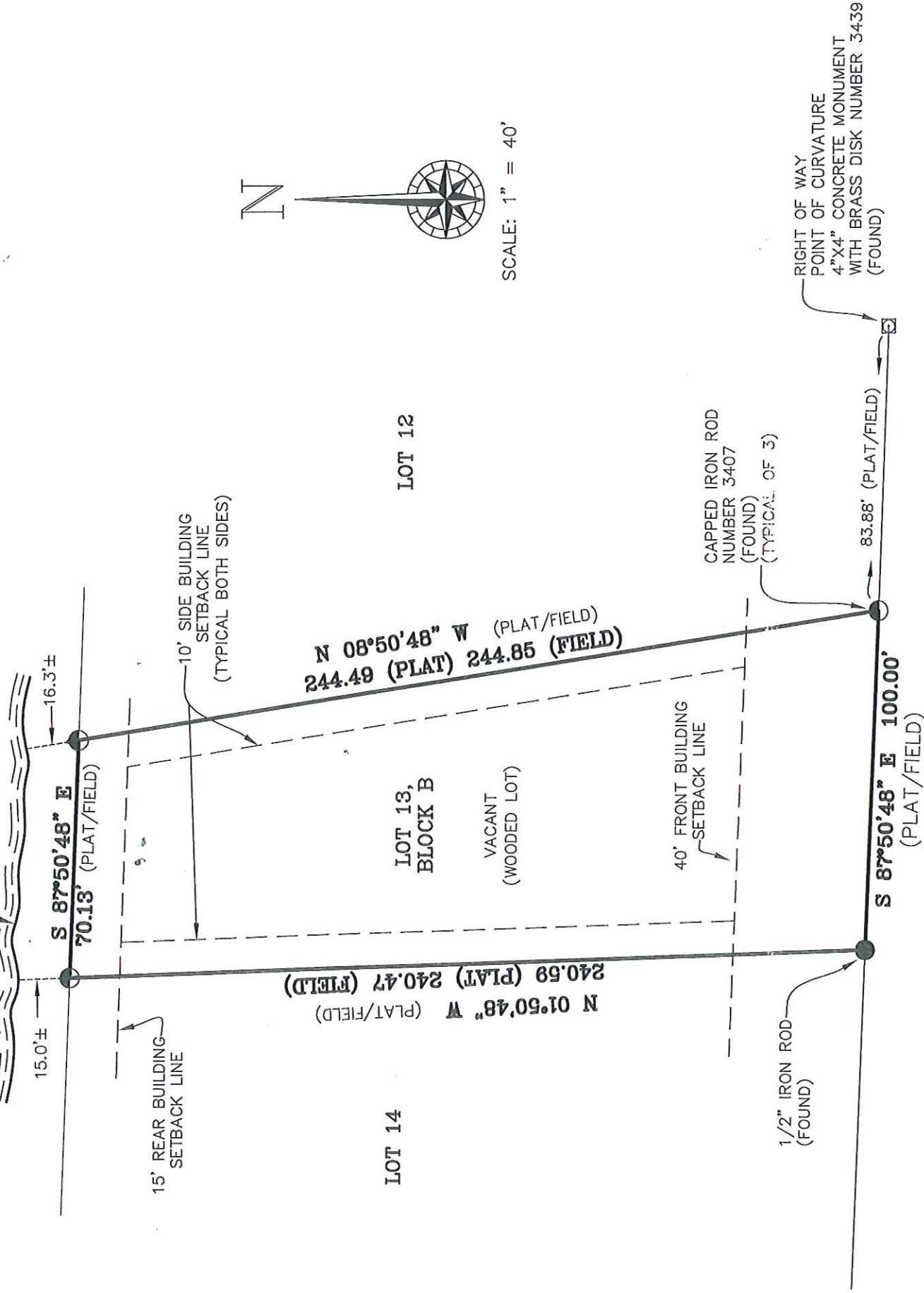
LAND SURVEYORS * LAND PLANNERS

8883 ANTIETAM ROAD
MILTON, FLORIDA 32583

PHONE: (850) 983-3743 or (850) 939-4299
FAX: (850) 939-1960

APPROXIMATE LOCATION OF
SHORELINE AS OF 01/12/2017

A BOUNDARY SURVEY



GENERAL NOTES:

- 1) SOUTHERN SURVEYING, INC., HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR ANY UNDERGROUND IMPROVEMENTS THAT MIGHT EXIST. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON.
- 2) MEASUREMENTS ARE MADE TO U.S. STANDARDS.
- 3) PROPERTY IS SUBJECT TO ZONING SETBACKS AND RESTRICTIONS OF RECORD.
- 4) THE ACCURACY OF MEASUREMENTS PERFORMED MEETS THE RELATIVE ERROR OF CLOSURE PERMISSIBLE IN A SUBURBAN LAND AREA.
- 5) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 6) BEARING REFERENCE: THE NORTHERLY RIGHT-OF-WAY OF TWIN LAKE DRIVE BEING S 87°50'48" E AS PER RECORDED PLAT.
- 7) BUILDING SETBACKS, WHEN SHOWN, ARE PER PLAT. CHECK RESTRICTIVE COVENANTS FOR ANY DISCREPANCIES.
- 8) NOTE THAT THE SURVEYOR AS NAMED HEREON IS CERTIFYING TO THE DATE OF THE FIELD WORK AND NOT THE SIGNATURE DATE.
- 9) THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- 10) ADDITIONS OR DELETIONS TO SURVEY DRAWINGS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
- 11) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARD OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.051 THRU 5J-17.053, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Charles E. Martin

CHARLES E. MARTIN
PROFESSIONAL SURVEYOR
AND MAPPER NUMBER 3463

DATE: 1/18/2017
CORP. NO. 5802

REQUESTED BY:

MR. JOHN NORMAN

SCALE: 1" = 40'

DRAWN BY: BJH

A BOUNDARY SURVEY OF LOT 13, BLOCK B,
TWIN LAKE ESTATES

FIELD BOOK: 1406

PAGE: 42-43

FIELD DATE: 01/12/2017

DRAWING NUMBER

17-005

DESCRIPTION:

(O.R. BOOK 2710, PAGE 25)
LOT 13, BLOCK B, TWIN LAKE ESTATES, BEING A PORTION OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA ACCORDING TO PLAT RECORDED IN PLAT BOOK D, PAGE 50 OF THE PUBLIC RECORDS OF SAID COUNTY.

FLOOD STATEMENT:

THE PARCEL SHOWN HEREON IS LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO MAPS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBER 120274 0455 G, DATED DECEMBER 19, 2006.

Case Number 2017-ZV-27

<div style="border-bottom: 1px solid black; padding-bottom: 5px; text-align: center;">Violation Information</div> <p>Case Number: 2017-ZV-27</p> <p>Date Reported: 01/20/2017</p> <p>Officer Assigned: (17) Cory Dean</p>	<div style="border-bottom: 1px solid black; padding-bottom: 5px; text-align: center;">Violator Name / Address</div> <p>Name (First, Last): UNFOUNDED</p> <p>Address:</p> <p>City, St, ZIP:</p> <p>Contractor Number:</p> <p>Phone Number:</p>				
<div style="border-bottom: 1px solid black; padding-bottom: 5px; text-align: center;">Violation Location</div> <p>Parcel Number 181N27553000B000140</p> <p>1:</p> <p>Parcel Number</p> <p>2:</p> <p>Zoning (EMH) East Milton - Area: Harold</p> <p>City Zone 1: R1M</p> <p>City Zone 2:</p>	<div style="border-bottom: 1px solid black; padding-bottom: 5px; text-align: center;">Violator Business Name / Address</div> <p>Business Name:</p> <p>Physical Address:</p> <p>City, St, ZIP</p> <p>Mailing Address:</p> <p>City, St, ZIP:</p>				
<div style="border-bottom: 1px solid black; padding-bottom: 5px; text-align: center;">Address of Violation:</div> <p>7980 TWIN LAKE DR</p> <p>City, St, ZIP: MILTON, FL 32583</p> <p>Side Street 1:</p> <p>Side Street 2:</p>	<div style="border-bottom: 1px solid black; padding-bottom: 5px; text-align: center;">Ordinance / Articles</div> <p>Ordinance:</p> <table style="width: 100%;"> <tr> <td style="width: 50%;">Article 1:</td> <td style="width: 50%;">Article 3:</td> </tr> <tr> <td>Article 2:</td> <td>Article 4:</td> </tr> </table>	Article 1:	Article 3:	Article 2:	Article 4:
Article 1:	Article 3:				
Article 2:	Article 4:				

Violations	<div style="border-bottom: 1px solid black; margin-bottom: 10px;"></div> <p>Code Description</p> <p>45 RV Violation</p>
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Fees & Actions	<p>Date Served: 01/27/2017 Action Taken:</p> <p>Comply by: 02/15/2017 01/27/17: COURTESY LETTER SENT TO</p>
----------------	---

Amount: **0.00**

**BOTH OWNER AND CURRENT RESIDENT RE
RV VIOLATION ON VACANT PROPERTY.**

Citations

Property Owner Information

Business Name:

Name: GEORGE EDWARD
HUFFMAN

Mailing Address:

Physical Address: 7980 TWIN LAKE
DR

City, St, ZIP MILTON FL 32583

Phone Number:

Complaint Information

Name: TWIN LAKE HOA
OFFICERS

Address:

Phone Number: 8505869484

Email:

Complaint made
by: Walk-In

Case Number 2017-ZV-27

Rechecks Scheduled:

There are no rechecks Scheduled for 2017-ZV-27

Rechecks Performed:

There are no performed rechecks for 2017-ZV-27

Dates:

Opened: **01/20/2017**

Closed: **02/01/2017**

Reopened:

Status:

Status: **Closed** Watch List?

Reason: **Unfounded**

Comments:

01/20/17 - RV VIOLATION. Per walk in complainant, owner is letting someone live in a RV on vacant lot. He has been there over a month.


1-25-17 - On site, observed RV setup with water and power only. No answer at RV or home behind it. Send inquiry letter about RV. 15 days. CD

01/31/17: Received call from John Norman who said he no longer owns the property. The property was sold in December to a traveling evangelist. (sk)

2-1-17 - Per Randy, not a violation. RV on property with dwelling. Notified complainant and left message about no violation. Will C/C. CD


Status & Transaction Change History:

IDNO	DATE	NOTES
3243	02/01/2017	STATUS CHANGED TO Closed. CLOSED DATE CHANGED TO 02/01/2017. REASON: Unfounded.



Santa Rosa County Property Appraiser

Gregory S. Brown, CFA



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Owner and Parcel Information

Owner Name	HUFFMAN GEORGE EDWARD	Today's Date	April 21, 2017
Mailing Address	7980 TWIN LAKE DR	Parcel Number	18-1N-27-5530-00B00-0140
	MILTON, FL 32583	Tax District	East Milton (District 15)
Situs/Physical Address	7980 TWIN LAKE DR MILTON	2015 Millage Rates	13.5773
Property Usage	VACANT / X (000070)	Acreage	0.49
Section Township Range	18-1N-27	Homestead	N

[Tax Collector Bill](#) | [Permits](#) | [Show Parcel Maps](#) | [Generate Owner List By Radius](#) | [Show Zoning](#)

Value Information

	2014 Certified Values	2015 Certified Values	2016 Certified Values
Building Value	\$0	\$0	\$0
Extra Feature Value	\$4,371	\$4,371	\$4,371
Land Value	\$18,000	\$18,000	\$16,000
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
Just (Market) Value*	\$22,371	\$22,371	\$20,371
Assessed Value	\$22,371	\$22,371	\$20,371
Exempt Value	\$0	\$0	\$0
Taxable Value	\$22,371	\$22,371	\$20,371

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Legal Description

TWIN LAKE ESTATES LOT 14 BLK B AS DES IN OR 3579 PG 981 LESS ALL MINERAL RIGHTS

The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.

Extra Features Data

Description	Number of Items	Units	Year	Extra Feature Value
SHOP	1	1 UT	2004	\$2,000
SHED	1	1 UT	2006	\$1
MH VACANT SITE	1	1 UT	2010	\$2,370

Land Information

Item	Land Code	Description	Zoning	Frontage	Depth	Unit Type	Land Units	Land Value
1	000134	SFR LAKE	R1M	83	240	1	LT	\$16,000

Sale Information

Multi-Parcel Sale	Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
Yes	12-02-2016	\$ 57,000	Warranty Deed	3579	981	Qualified	Improved	NORMAN JOHN P	HUFFMAN GEORGE EDWARD
No	03-13-2007	\$ 16,000	Warranty Deed	2710	24	Unqualified	Improved	SANTA ROSA COUNTY LAND CO INC	GILMORE J S AKA JACK S
No	06-01-1989	\$ 15,000	Warranty Deed	1028	309	Qualified	Vacant		GILMORE J S

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